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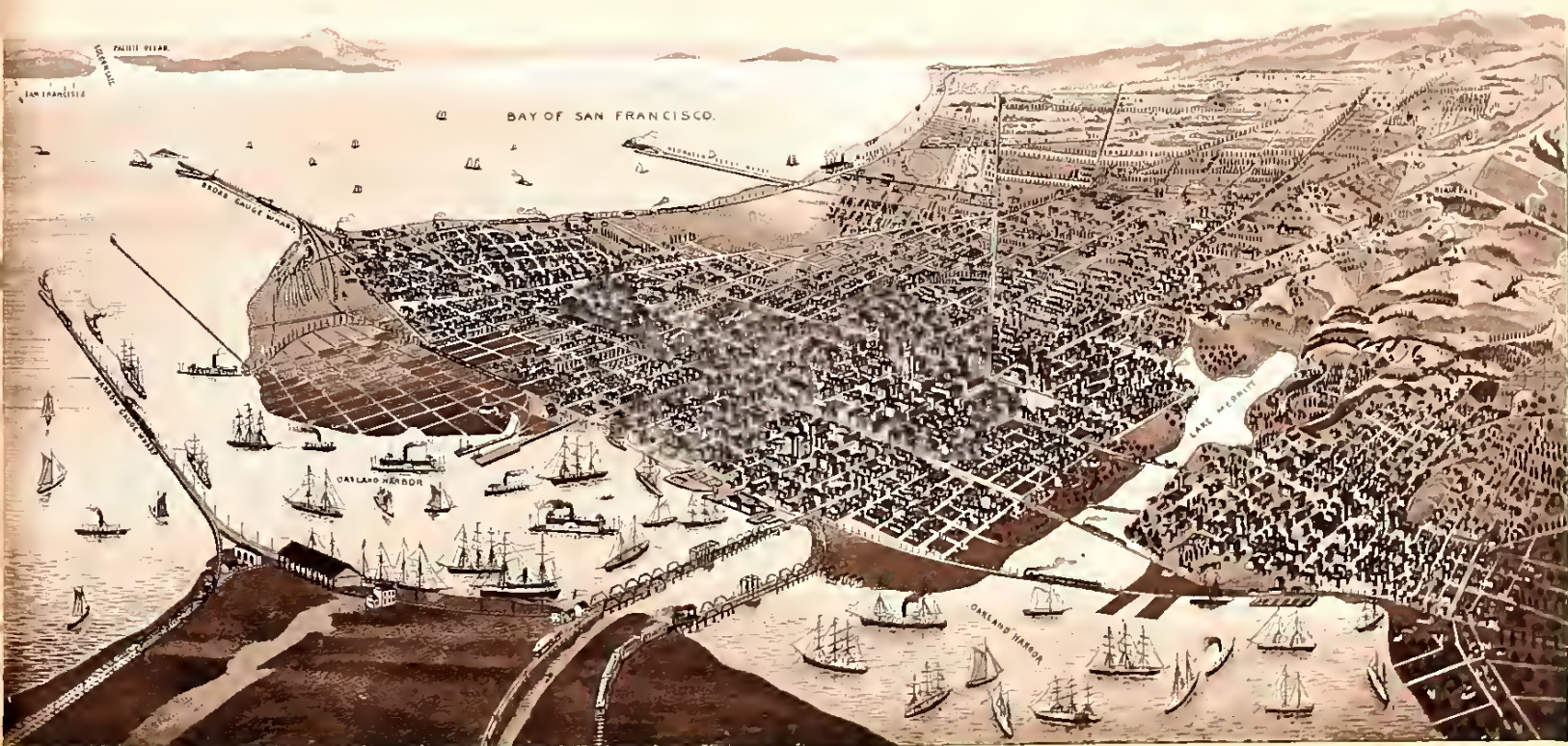
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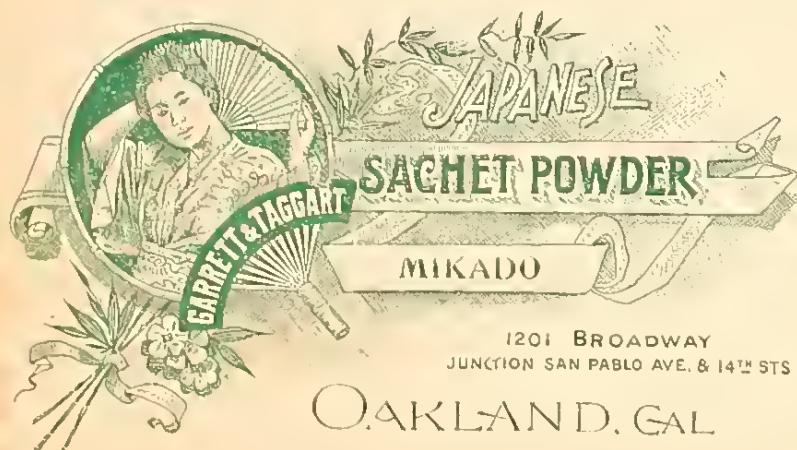


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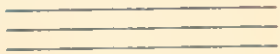
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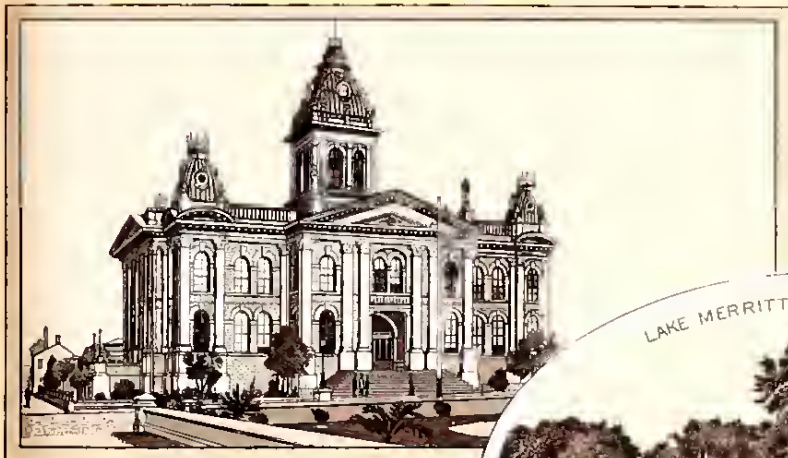
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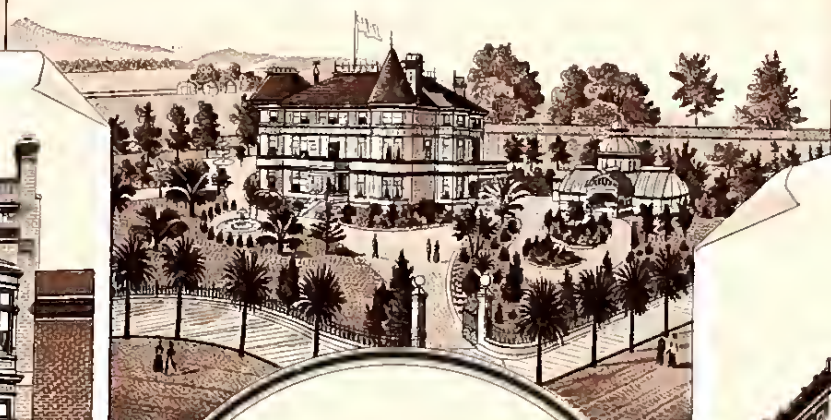
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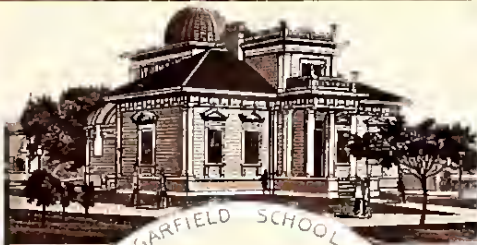
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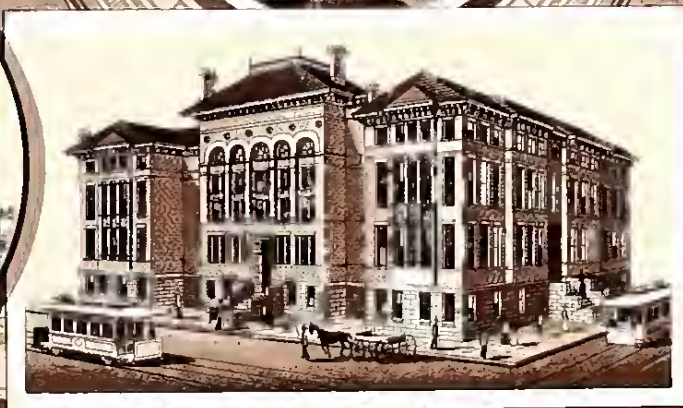
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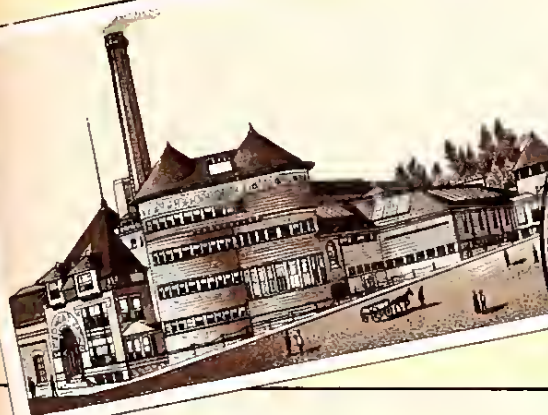
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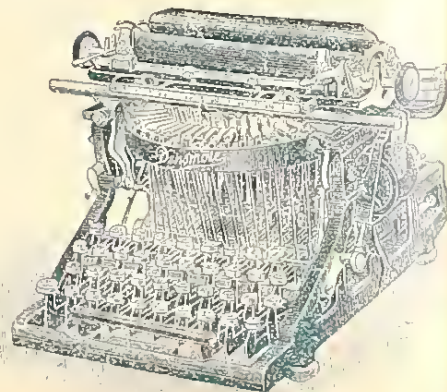
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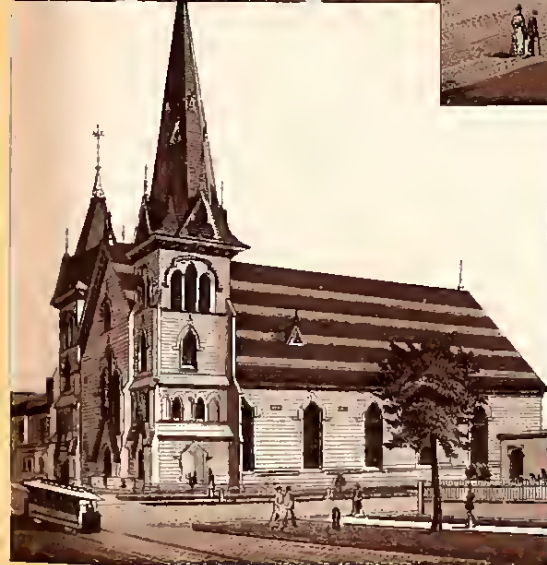
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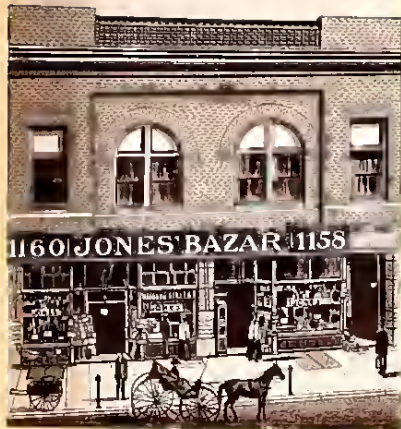
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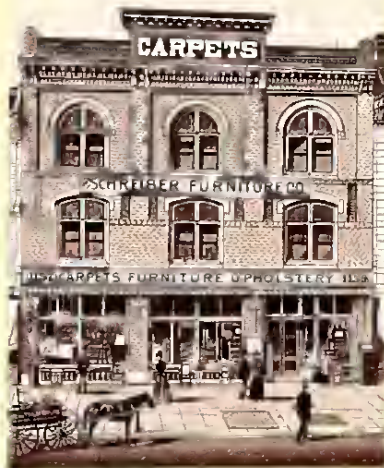
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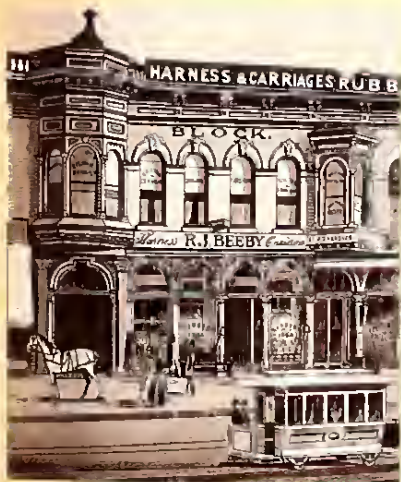
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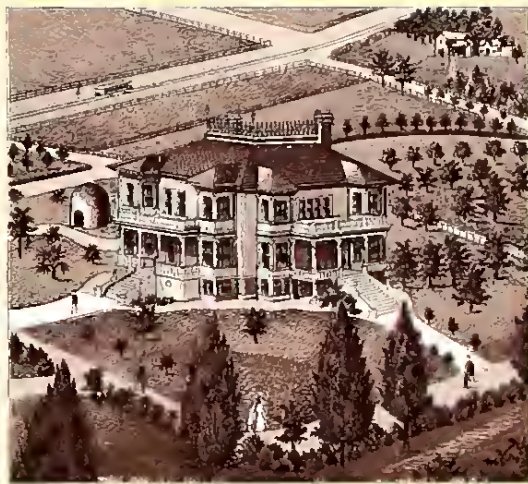
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OAKLAND

Prepared by M. J. KELLER, President of the Board of Trade.

THE city of Oakland is distinguished for its advantages, both as a prosperous business center, and as an inviting place of residence.

Abroad, the city is best known, perhaps, for its assemblage of beautiful homes, but observers living nearer its borders, as well as those living within them, note unmistakable indications that it is destined to become an important commercial point.

To persons seeking simply a desirable place of abode we call attention to Oakland's location, on the east shore of the noble Bay of San Francisco, and in near proximity to the ocean; to the excellent condition of its broad streets, to its many miles of cement sidewalks, rendering pedestrianism perfectly practicable to almost any extent, in all directions, and in all states of the weather; to its miles of attractive residences, in which dwell citizens, kindly, moral, industrious, and enterprising; to its churches of all denominations, from the pulpits of which conscientious pastors dispense the gospel to their congregations; to the city's superior educational facilities, further mention of which will be made on page 6; to its delightful climatic conditions, to which special reference is made on pages 3 and 4; to the really beautiful scenery of its suburbs; to its extensive system of street railways, embracing cable, electric, and horse-car lines, pertaining to which some details will be found on

page 6; to its system of steam ferries, giving its citizens half-hourly communication with San Francisco, and thence bringing them by ferries, steam trains, or street railway lines, to some of the most charming towns and delightful resorts on the coasts, both north and south of the Golden Gate, and, finally, to its railroad facilities, putting its inhabitants not only in daily connection with all parts of California, but affording them speedy transit to every State in the Union.

OAKLAND'S COMMERCIAL FUTURE.

The natural situation of Oakland is highly favorable to extensive commercial enterprises. The fact that business men have been tardy in taking advantage of the remarkable facilities nature has here provided for them, and in developing the place into a rendezvous for the merchant ships of the world, is attributable only to themselves. Here, naturally, converge the great thoroughfares of both land and sea, and here exists water frontage adequate for the almost limitless transfer of traffic from railway to ship and from ship to railway, thus converting the city into a vast mart for commerce.

In this direction we confess to have made but slow progress. For over forty years the harbor front of Oakland has been

virtually barred against its citizens, owing to the method of control adopted by the Water Front Company, its assumed owners, and to the dilatoriness of the general government in improving the fine natural harbor to the extent of making it easily approachable by the largest ocean ships. For these reasons Oakland's home trade, as well as its commerce, has been greatly restricted, and made to pay tribute to other cities.

Notwithstanding this serious drawback, the future of the city is bright with promise as to its facilities for conducting commerce with other parts of the world. Since 1874, when the United States Government began to improve Oakland harbor, the shipping trade of the place has constantly increased, by means of small craft chiefly. The statistics to be obtained on this subject are incomplete for all the years since the above date. Those reliable are given in the accompanying table.

Table Showing Growth of Freight and Passenger Traffic Between Oakland and San Francisco and Other Seaports.

Year.	Ferry traf- fic in tons.	Traffic at City Wharves.	S. P. Wharves Tons traffic.	Total freight traffic tons.	S. P. Ferry Passenger Traffic.
1874	60,000			154,300	
1878	129,000			340,627	
1882	1,051,788			1,225,236	
1883	1,150,379				8,542,543
1884	1,142,918			1,358,747	
1885	1,202,230				8,793,141
1886	1,439,134			1,744,571	
1887	1,690,448	195,152			9,645,368
1888	1,876,633	221,370			10,450,173
1889	1,755,247	240,768	397,165	2,393,180	11,558,652
1890	1,925,958	265,696	381,823	2,571,477	11,640,067
1891	2,259,086	278,082	536,205	3,073,373	12,700,870
1892	2,302,170	333,235	482,565	3,015,968	13,190,718

The question of water front titles is now before the courts. The harbor improvements require some fostering appropria-

tions and some additional work by the General Government in the line of dredging and deepening portions of the harbor. Already some of our citizens have begun to provide new docks, piers, sites for warehouses, etc. At the eastern part of the city E. C. Sessions has reclaimed a large tract of low land fronting on the harbor, and has at great expense prepared it for shipping and warehouse requirements.

Upon the completion of the docks now in process of construction by the Edson Adams estate, Oakland will have the best shipping facilities of any town in the State. These docks comprise some fifty acres of land lying along the harbor front. The dock line is about 1,800 feet long, and along this at low tide there will be a depth of twenty-three feet of water. This will, for the first time in the history of Oakland, enable the largest sea-going vessels, when loaded, to lie at dock without touching ground. On the land side the dock tract is skirted by railroads. This work will be completed early in 1894, when the docks will be open for business, and will afford excellent facilities for all lines of shipping, especially those which require the bringing of ship and railway together. These docks have long been needed in Oakland, and when ready for business will open new and profitable fields to our merchants.

Besides these, smaller docks and wharves have recently been constructed by John L. Davie, V. L. Fortin and other individuals, and with the title to the city's water front lands finally adjudicated and the extension of its streets to deep water, other similar constructions are anticipated.

These expectations realized, the commerce of Oakland will have attained metropolitan facilities. The city will no longer be subsidiary to San Francisco, as it has been in the past.

MANUFACTURES.

Lack of space compels but brief reference to the manufacturing enterprises of Oakland. There are about one hundred establishments of this class, large and small. With the increased facilities for shipping goods, and for receiving raw material, which we shall have when the harbor is perfected, and competing lines of railway here meet the ocean carriers, the factory interests of the city will greatly increase.

The variety of articles manufactured in Oakland is large, and their quality is excellent. The products of its cotton mills find ready sale both at home and in distant markets, in competition with similar goods made elsewhere. The same may be said of the large amount of fruit packed in its canneries, and of the products of its pottery, tannery, flour, jute, and iron mills, the goods from which all rate high in Pacific Coast markets. The Judson Manufacturing Company does an extensive business in the manufacture of steel and iron building materials, nails, tacks, etc.

Nearly one hundred million feet of lumber are consumed in the buildings erected annually in the city and its suburbs. This vast quantity is prepared for the purpose in local planing mills, of which there are some twenty-seven in the city, giving employment to from ten to eighty hands in each. This, in itself, is a large local industry, and is supplemented by extensive sash and door works.

CLIMATE AND HEALTH.

The situation of Oakland near the sea, and its peculiar topographical features render it one of the healthiest localities of

the coast. The temperature is always bracing, varies little between summer and winter, and is never uncomfortably cold or disagreeably warm. In winter the ocean breezes are greatly modified by winds from off the vast mid-ocean warm stream, south of us, and off that branch of it which flows southward along the entire length of our Pacific Coast, not far out to sea.

For several years a careful record of the climatic conditions of the place has been kept at the Chabot Observatory, located in the heart of the city. The record of one year is here appended. It is a fair sample of other annual records, and shows that extremes of heat and cold are unknown in Oakland.

Record of Temperature Made at Chabot Observatory

Months. 1891-2.	Mean for the Month.	Maximum for the Month.	Minimum for the Month.	Monthly Range.	Mean Daily Range.
July	61.31	89.00	47.00	42.00	21.13
August	62.32	99.00	48.00	51.00	22.00
September	61.55	86.00	46.00	40.00	20.50
October	59.84	88.00	40.00	48.00	22.61
November	53.10	80.00	39.00	41.00	23.74
December	45.76	74.00	30.00	44.00	15.39
January	49.48	71.00	37.00	34.00	18.16
February	49.98	72.00	36.00	36.00	6.27
March	53.31	85.00	37.00	51.00	15.32
April	53.05	72.00	38.00	34.00	17.33
May	57.35	89.00	42.00	47.00	17.67
June	58.55	89.00	46.00	43.00	22.33
Means	55.23	82.33	40.50	41.50	18.60

THE RAINFALL.

Largely conducing to the equable climate and consequent healthiness of Oakland is the rainfall, which has never failed, and has never deluged this favored city. The official record for twelve years past is here given, and bears unimpeachable witness to the unfailing rainfall at least nine months in every year. The numerous benefits derived from this source include far more than mere health. Flowers, fruits, and garden products are assured in abundance, the sewers are flushed, streets and gutters are cleansed, and the atmosphere is constantly refreshed by the plenteous rain. Frequently light showers fall early in September, though in some seasons not

until several weeks later. The heavier rains hold off until nearer mid-winter, but they, too, vary as to date. The so-called "rainy season" is a variable period, occurring at any time during the winter months. As the entire city slopes gradually to the bay, the streets are quickly dried after the heaviest showers.

It will readily be seen by reference to the following record of rainfall that the distribution of rain extends through a large portion of each year, fails entirely in no season, and seldom exceeds a moderate supply. Cyclones and tornadoes are unknown, snow seldom falls, and thunder storms are rare indeed.

Rainfall in Inches in Oakland for Twelve Seasons.

	1881-2.		1882-3.		1883-4.		1884-5.		1885-6.		1886-7.		1887-8.		1888-9.		1889-90.		1890-1.		1891-2.		1892-3.	
Months.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.	Quantity.	Days.
July.....							.02	2	.15	1	.01	1									.15	1		
August....	.40	1	.42	2	1.00	2	.25	1	.05	2	.05	1	.27	2	.92	1		1	.10	3	.87	6		.04
September..	.82	7	2.65	9	1.03	7	2.80	4	.30	2	1.59	5			.06	1	7.30	12		.20	2	2	51	
October....	1.49	5	4.33	7	.90	3	.05	3	11 11	17	.45	6	.73	3	3.52	10	2.89	7		.55	5	5	04	
November...	5.09	10	1.14	9	1.15	6	7.73	13	4.33	8	3.60	6	3.22	8	4.82	12	13.37	21	3.19	6	6.64	13	6	45
December...	2.42	9	1.95	3	3.81	9	1.92	7	8.12	13	1.57	6	6.42	16	.90	4	10.22	19	95	7	2.31	9	3	68
January....	2.05	10	.70	5	5.25	10	.48	3	.30	4	7.83	16	1.02	4	.63	5	5.76	12	11.37	16	3.68	9	3	25
February...	4.20	11	3.33	8	8.59	11	1.07	5	2.57	11	.71	4	4.4	9	7.60	14	4.73	15	3.10	11	2.89	9	5	76
March.....	1.51	8	2.20	8	5.79	10	3.12	9	5.11	11	2.35	6	.10	2	.93	7	1.51	5	2.77	8	1.09	8	.98	6
April.....	.15	3	3.50	11	.55	5	.10	1	.30	5	.10	2	.48	3	1.92	9	1.17	3	1.60	5	2.49	7	.34	3
May.....																								
June.....					3.03	10	.08	6			.05	2		46	.07	1			.11	1				
Totals..	18.13	64	20.22	62	31.10	73	17.95	55	32.21	75	18.45	55	17.20	55	21.37	64	46.95	98	23.19	57	20.87	70	28.15	65

Mean annual rainfall for twelve years—24.65.

LOW DEATH RATE.

In addition to the climatic conditions shown by the preceding records, other elements contribute to the healthfulness of Oakland, and diminish the death rate. The prevailing breezes from the west sweep over the city, laden with ozone from the Pacific ocean, dispell all noxious gases, and give health and

strength to all forms of life. The Secretary of the Board of Health has carefully tabulated the mortality records for ten years past, and they are here given as conclusive evidence that Oakland is one of the healthiest residence cities in the world. With all this evidence we believe this important point is substantiated:—

Healthfulness of Oakland—Comparative Table of Mortality by Months and Years.

Months.	1883-4			1884-5			1885-6			1886-7			1887-8			1888-9			1889-90			1890-1			1891-2			1892-3		
	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.	No. of Deaths.	Estimated Pop-ulation.	Rate per 1,000.
July	54	33,000	17.05	49	39,000	12.30	59	43,000	13.95	53	46,000	13.82	71	49,000	17.31	75	50,000	18.00	44	60,000	8.80	58	60,000	11.60	72	60,000	14.40	75	60,000	15.00
Aug.	59	38,000	15.78	41	39,000	12.61	44	43,000	12.27	51	43,000	13.30	47	50,000	11.28	65	55,000	14.18	52	60,000	11.49	61	61,000	12.20	67	60,000	13.40	62	60,000	12.40
Sept.	42	38,000	13.26	59	39,000	15.38	51	43,000	14.23	45	46,000	11.73	47	50,000	11.28	70	55,000	15.27	72	60,000	14.40	39	60,000	7.80	53	60,000	11.00	54	60,000	10.80
Oct.	48	38,000	15.15	42	39,000	12.92	51	43,000	14.23	45	46,000	11.73	57	50,000	13.64	79	55,000	17.23	66	60,000	13.20	57	60,000	11.40	68	60,000	13.60	77	60,000	15.40
Nov.	48	38,000	15.15	49	39,000	12.39	38	43,000	10.69	44	46,000	12.01	69	50,000	16.56	70	55,000	15.27	59	60,000	11.80	56	60,000	11.20	69	60,000	13.80	59	60,000	10.00
Dec.	45	39,000	13.27	47	39,000	14.44	54	45,000	14.41	49	46,000	12.00	55	50,000	13.21	65	55,000	14.18	72	60,000	14.40	74	60,000	14.80	110	60,000	22.00	14	60,000	13.20
Jan.	46	39,000	14.15	48	43,000	13.39	55	45,000	14.69	45	46,000	11.73	71	50,000	17.04	61	55,000	13.30	84	60,000	16.81	72	60,000	14.40	78	60,000	15.60	83	60,000	16.00
Feb.	45	39,000	13.84	43	43,000	12.00	39	45,000	10.43	41	46,000	10.69	65	50,000	15.12	74	55,000	16.14	66	60,000	13.20	66	60,000	13.20	62	60,000	12.40	61	60,000	12.20
Mar.	53	39,000	11.67	58	43,000	16.18	57	45,000	15.20	41	46,000	10.69	64	50,000	15.36	74	55,000	17.00	100	60,000	20.00	80	60,000	16.00	63	60,000	12.60	80	60,000	16.00
April	33	39,000	9.23	57	43,000	10.32	55	45,000	14.69	36	46,000	9.34	62	50,000	14.83	61	60,000	12.20	80	60,000	11.81	72	60,000	14.40	63	60,000	12.60	54	60,000	10.80
May	59	39,000	15.38	29	43,000	8.00	47	45,000	12.53	56	46,000	14.61	67	50,000	16.03	63	60,000	12.60	69	60,000	13.80	75	60,000	15.00	69	60,000	13.80	58	60,000	11.60
June	45	40,000	13.89	47	43,000	13.11	44	46,000	11.45	68	49,000	16.65	77	50,000	18.49	63	60,000	12.60	63	60,000	12.60	52	60,000	10.40	58	60,000	11.60	57	60,000	11.40
Tot's	540		13.92	522		12.75	585		13.22	573		12.56	750		15.03	824		14.82	896		13.43	762		12.80	832		13.80	777		12.95

Average death rate per 1,000 for the past eleven years, 13.51.

Comparative Death Rate of Seventeen Principal American Cities, Including Oakland.

New York.....	25.98	Brooklyn	24.24	Baltimore.....	22.13	Cleveland	19.17	Washington	24.41	Detroit	19.21
Chicago.....	22.20	St. Louis.....	20.71	Sau Francisco	19.90	Buffalo	23.43	Pittsburg	23.09	Oakland	13.51
Philadelphia..	21.85	Boston.....	23.02	Cincinnati	22.11	New Orleans	26.62	Milwaukee	20.39		

EDUCATIONAL.

Oakland has always maintained a high standard of schools, both public and private. The latter comprise colleges, seminaries, convents, parochial and preparatory schools, wherein at the present time 2,077 students are taught. In the public schools there are 8,285 students, for whose teaching 199 instructors are engaged at salaries averaging \$175 per month for men and \$80 for women. Oakland pays its public school-teachers high salaries, and this, together with the desirability of the city as a place of residence, has availed to bring hither the best teaching talent in the United States.

The value of the public school property, other than buildings, is about \$500,000. The present buildings, containing 195 classrooms, cost as much more. The city is now engaged in constructing a new High School building of brick, stone and iron, having twenty-four rooms, at a cost of \$165,000 and four other buildings, having in all a capacity of sixty classrooms, at a cost of \$400,000. The public school edifices of the city, at the close of the present year, will compare favorably with those of other cities anywhere, and will accommodate 12,000 students. The new buildings now being erected are on plans according to best modern improvements, especial attention being given to light, heating, ventilation, etc. Nearly all the school yards are bituminized, and the public school grounds are the best sewered of any in the city.

The citizens of Oakland take a just pride in maintaining the efficiency of their public schools, and the Board of Education is composed of gentlemen, earnest, careful, and devoted to their duties.

OAKLAND'S RAILWAY FACILITIES.

During the last six years, Oakland has surpassed all other Pacific Coast cities in the extension and multiplication of its street railway facilities.

In the matter of electric and cable street railways especially, great improvement has taken place. Upwards of \$7,000,000 have been invested in franchises, rights of way, and the building and equipment of this class of roads. At the present time the city and suburban roads afford cheap and rapid intercourse between the business part of town and the surrounding country. The operating of the roads extending into the suburbs has also brought within quick communication many desirable tracts of land whereon handsome residences are constantly in process of building, thus serving to increase materially the taxable property of the city, and also its population. All portions of the State may be reached by trains from Oakland. The competitive lines now operating between this city and San Francisco are fast reducing the rates, of both passenger and freight traffic. Another competing line between the two cities is promised, in the near future.

In the equipment of the street railway systems, all the modern improvements and latest inventions have been adopted. The cars are models of comfort and elegance. The road beds are carefully constructed, and the rails are laid in an enduring manner. For five cents a passenger may ride many miles through beautiful streets and lovely suburban localities, by the system of transfers from one road to another. These various railways afford employment to a large number of men, and every month disburse large sums of money.

PROPERTY VALUES AND TAXATION.

The assessment rolls of the City Assessor show a gradual but gratifying increase from year to year in the value of Oakland real estate. The following are the official figures, taken from the Auditor's books and represent on an average about sixty-five per cent of the actual cash values:—

Year	Value	Year	Value	Year	Value
1882.....	\$28,289,650	1886.....	\$29,866,200	1890.....	\$39,453,392
1883.....	28,353,338	1887.....	32,096,250	1891.....	42,739,380
1884.....	28,794,949	1888.....	33,802,450	1892.....	44,481,343
1885.....	29,217,050	1889.....	35,843,979	1893.....	44,810,725

By charter provision the limit of taxation is fixed at one dollar on the hundred, other than for payment of bonds.

The bonded indebtedness of the city is comparatively small, amounting to \$700,000, of which \$400,000, bearing 5 per cent, is for school buildings now in process of construction. Five per cent of these bonds mature each year for twenty years. Altogether the city's financial affairs are in excellent condition.

MATERIAL DEVELOPMENT.

In the foregoing pages we have shown that Oakland has made steady progress in port traffic, in taxable property, in educational facilities, in local railway and other enterprises. Thus far the city has been overtaken by no period of financial disaster, consequently its growth has been steady, inspiring a feeling of confidence in men seeking a place wherein to invest capital. The citizens have an abiding faith in its continual ad-

vancement, and after becoming a resident of the place one readily accepts their opinion on this point. The population within the present city boundaries slightly exceeds 60,000. It is increasing, in a moderate, healthy way, which has about it no inflated "boom" features. The splendid street railway facilities have brought all parts of the city and suburbs within easy reach of each other, and the consequences are that hitherto remote localities have become desirable to home-seekers. The Fruitvale, Twenty-third Avenue, and Highland Park districts, in the eastern section of the city, have quadrupled their population within the past two or three years. So of the Heights back of what was formerly Brooklyn, or East Oakland. Hundreds of handsome homes now adorn the once lonely landscape. The recently annexed Piedmont district contains one of the most attractive residence localities of Oakland—the Linda Vista Terrace—a beautiful plateau on the line of the Piedmont cable road, about ten minutes' ride from the center of town. From this terrace may be had a sweeping view of land, lake, bay and sea, and the neighborhood is rapidly building up with pleasant homes.

The record of these material developments might be multiplied, but it is sufficient to say, in conclusion, that all of Oakland's territory is bound to be occupied by homes, business houses and other structures devoted to trade, commerce, education and the various requirements of society. Then, its surrounding suburbs—many of them already thriving towns and hamlets—must come knocking at its gates, for participation in the grandeur and prosperity of the future consolidated City and County of Oakland.

THE MERCANTILE DISTRICT.

While Oakland's mercantile district is not extensive, compared with that of some other cities, and its importance is not so great as it would have been had its distance from San Francisco been greater, and had its harbor been improved as it should have been, it nevertheless has some features worthy of mention. For many years, Broadway, a magnificent street extending from the harbor line on the south to the foothills on the north, a distance of about four miles, has been the main business artery of the city. Business houses have grown up along the thoroughfare until now some thirty blocks are quite solid. The parallel streets both on the east and west are fast yielding to business demands. At the present time, business is transacted chiefly on the three avenues—Broadway, Washington and Franklin—and intersecting cross streets.

A noticeable feature of the mercantile district, which may be said to occupy the area between Seventh, Fourteenth, Washington and Franklin Streets, is, that the streets are broad, well lighted, well paved, mostly bituminized, and are kept scrupulously clean. Two or three times each week the municipal sweepers remove all accumulations therefrom, and when the elements fail to lay the dust the city water carts accomplish the work. There are no foul alleyways, no filthy gutters, no ill-smelling, disagreeable localities in this part of the city. Merchants and tradesmen generally take pride in this air of cleanliness, and the stranger out on a shopping trip is at once struck with the healthful, pleasant environment. Broad sidewalks, generally of stone or cement, afford ample room for pedestrians and for the delivery of goods.

Another feature of business life in Oakland is that few failures occur. It is several years since a house of any magnitude was forced to close its doors. The banks and other mercantile houses are generally known to be solid. They enjoy the confidence of the community, and each year show a balance on the profit side of the ledger account.

More than one hundred of the leading merchants and business men of the place are associated in the Oakland Board of Trade, and the number is increasing. The Board takes an active part in all matters pertaining to the material interests of the city, and especially in advancing the commercial prestige of the place. The present officers of the Board of Trade are: President, M. J. Keller; Vice President, W. A. Kenney; Secretary, J. F. Street; Directors, W. A. Kenney, James Cahill, C. L. Dam, C. C. Nordhausen, H. C. Capwell, E. J. Murphy, J. P. Taylor, C. R. Root, R. T. Kennedy, S. B. Boyce, M. J. Keller. In conclusion it is proper to state that Oakland has an energetic press devoted to extending the reputation of the city. Three daily, and several weekly, newspapers are published in the place, and they are recognized as strong factors in the upbuilding of the community.

The Pacific Press Publishing Company, devoted to book and job printing, has the largest plant of its kind on the Coast. In its office all kinds of printing, bookbinding, electrotyping, and stereotyping are done in the best manner known to the craft. Its customers may be found in all parts of the Coast.

Every year the style and character of the buildings in this section show marked improvement, many being fine and substantial edifices, particularly the larger mercantile houses and those devoted to banking.

Leading Business Houses of Oakland.

ARTISTS' MATERIALS.

KENNEY & WELLS, 1110 Broadway, Oakland; 422 Sutter St., S. F. Importers and Manufacturers of Artists' Materials, Frames, Pictures, Parquetry, and Inlaid Floors, Egyptian and Moorish Grill Work. Best of work guaranteed.

BAKERIES.

CAPE ANN BAKERY, 569 to 577 Central Avenue. Hugh Hamilton, Proprietor. Bread, Cakes, etc., Birthday and Wedding Cakes artistically ornamented. Coffee and dining rooms. Baker to the Pullman Palace Car Co.

FISCHER'S BAKERY & COFFEE PARLOR, 866 Washington St. Fred. Reschert, Prop. We have the reputation of giving the purest cup of coffee in the City. We also have largest sale of Bread, Fancy and Wedding Cakes, etc.

BANKS.

CALIFORNIA BANK AND TRUST CO., N. W. Cor., Washington and Twelfth Sts., A. C. Henry, President; Jacob Greenhood, Vice President; Frank H. Brooks, Cashier. Transacts a General Banking Business. Foreign and Domestic Exchange bought and sold.

CENTRAL BANK, N. E. Cor. Broadway and Fourteenth St. Capt. J. C. Ainsworth, President; W. G. Palmanteer, Vice President; C. R. Yates, Cashier. This bank transacts both a Commercial and Savings Business, and is conducted under a conservative management.

BANKS.

THE OAKLAND BANK OF SAVINGS, N. E. Cor. Twelfth St. and Broadway. Authorized capital, \$1,000,000; Paid-up Capital and Reserve, \$580,000; Deposits Jan. 1, 1893, \$5,782,283. Isaac L. Regua, President; W. E. Miller, Vice President; W. W. Garthwaite, Cashier.

THE UNION NATIONAL BANK, N. W. Cor. Twelfth St. and Broadway. Capital \$150,000. Surplus and Undivided Profits, \$177,000. Transacts a general banking business. Thos. Prather, President; J. West Martin, Vice President; Chas. E. Palmer, Cashier.

BARBER SHOP.

CENTRAL SHAVING PARLOR, N. E. Cor. Broadway and Fourteenth St. John Tisch, Prop. Located under Central Bank, and first-class in every respect. The finest and most elegantly furnished barber shop on the Coast.

BAZAARS.

GRAND RULE BAZAAR, 860 and 862 Washington St. Importers of Stationery, School Books and Supplies, Crockery and Household Utensils, etc. Sole agents Economy Oil Can, which we furnish free to those using our coal oil.

JONES BAZAAR, 1158 and 1160 Washington Street. Fancy Goods, Willow Ware, Household Goods, Crockery, Lamps, Bird Cages, Toys, Dolls, Wagons, Baby Carriages, Trunks and Valises, Stationery, Plush Goods, etc., etc.

BOOTS AND SHDES.

LILIENTHAL, S., 962 Washington St. Our \$2.00, \$2.50 and \$3.00 Men's Shoes are best in the land. Latest styles of Ladies', Misses', and Children's Shoes at reasonable prices. Repairing Neatly done. The Standard Shoe House.

BRASS WORKS.

CITY BRASS WORKS, 477 Fourth St. V. Chloupek, Prop. Manufacturers of all kinds of Brass Works, Plumbers' and Brewers' Supplies, etc. Repairing Promptly done.

BRICK, LIME, ETC.

REMILLARD BRICK CO., Cor. Second and Clay Sts. Manufacturers of Pressed and Common Brick, also dealers in Fire Brick, Fire Clay, Lime, Plaster, Cement, etc. Telephone 63. P. N. Remillard, Pres.; P. H. Lamoneaux, Sec.

BUSINESS COLLEGE

AYDELOTTE'S BUSINESS COLLEGE, Y. M. C. A. Building. A thoroughly equipped Commercial Training School. Four courses: English, Shorthand, Telegraphy and Commercial. Open the entire year day and evening.

CAR BUILDERS AND MILL WORK.

INGLER & ATKINSON, Fourth and Washington Streets. General Mill Work and Tanks. Hardwood Doors and Panel Work a Specialty. Doors, Windows, Blinds, Mouldings, Frames, etc. Telephone 525.

CARPETS.

ANDERSON, S., 1105 Washington St., (Masonic Temple.) Dealer in Carpets, Oilcloths, Mattings, Rugs, Window Shades, etc. Carpets taken up and cleaned by the latest process. Refitting and laying a specialty. Telephone 42.

CARRIAGES.

COLUMBUS BUGGY CO., 400 and 402 Twelfth St., Corner Franklin. Headquarters for everything on wheels; also a full line of Harness, Whips and Robes. Fine Paint and Varnish Rooms, and only the choicest materials used, with first-class results. See cut of building on last leaf.

CLOTHING.

LETTER, J., 1001 Broadway, Cor. Tenth St. Established 1861. Oakland Clothier and Merchant Tailor. Men's Attire, Juvenile Attire, and high grade Furnishings. We make a specialty of Hats and Trunks.

THE NOVELTY, 1051 Broadway, Cor. Eleventh Street. C. and A. Nordhansen, Proprietors. Importers and Manufacturers of Gents', Youth's and Boys' Clothing, and a full line of Furnishing Goods.

COAL DEALERS.

BRIDGES, M. M., Cor. Sixth and Washington Sts. Wholesale and Retail Dealer in Wood, Coal, Coke, and Charcoal. Orders promptly filled at lowest cash prices. Weight and quality guaranteed. Free delivery. Telephone 364.

TAYLOR, JAMES P., 455 Ninth St., Oakland. Alameda Office, 1507 Park St. Wholesale agent for Dunsmuir's Genuine Wellington Coal. Retail dealer in Foreign and Domestic Coals. Telephone 761.

WILSON, J. C. & CO., 908 Broadway. Telephone 54. Dealers in all kinds of Coal, Wholesale and Retail. Will deliver in quantities to suit to any part of Oakland, Alameda, Berkeley and Piedmont, at very lowest market rates.

CONFECTIONERY.

LEHNHARDT, 471 Fourteenth St., near Broadway. The largest manufacturer of Ice Cream and Candies in Alameda Co. Only the purest and best materials used. Ice Cream for family trade a specialty. Telephone 497.

CONTRACTORS AND BUILDERS.

JONES, HERBERT E., 522 Sixteenth St. Contractor and Builder, Store and Office Fittings. Screens and all kinds of Repairing and Jobbing. Telephone 178. Box 9, Builders' Exchange. Residence, 1766 Market St.

WILKINS, C. W., Residence, 1469 Twelfth Ave. Contractor for General Building. Estimates furnished upon application. Satisfaction guaranteed. Houses built on easy terms. Box 8, Builders' Exchange.

CORSETS.

A. COPLIN'S CORSET HOUSE, 1157 Broadway. The finest stock of Imported and American Corsets and Waists, Pongee Silk Corsets a specialty. Corsets fitted to the form. Agency for the Royal Worcester Corsets.

CREAMERY.

OAKLAND CREAM DEPOT, 1367 Broadway.

J. A. BLISS. TELEPHONE 747. **J. R. MOTT.**
Pure Milk and Cream, Choice Creamery Butter and Selected Ranch Eggs. Families supplied in all parts of Oakland.

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G. R. READ & CO., 1012 Washington St. Crockery, Lamps, Stoves and Household Hardware. Best brands of Oil and Gasoline. Large variety of Oil and Gasoline Stoves. Patent faucet oil can furnished our customers free.

CROCKERY BAZAAR.

SCOTT'S GRAND BAZAAR, 1053 Washington St. Crockery, Glassware, Oil Stoves, Lamps, Tinware, Cutlery, Stationery, Wood and Willow Ware, Agate Ware, Etc. Rogers' Bros. Plated Ware. Crockery rented reasonably.

DENTISTS.

A. F. MERRIMAN & SONS, N. W. Cor. 10th and Broadway. Vegetable Vapor for painless extraction of teeth. Pleasant to take, and beneficial to weak lungs. Lasts only one minute, and several teeth may be extracted without pain.

DOORS, SASH, ETC.

CALIFORNIA DOOR CO., 460-464, Second St. A. L. Smith, Manager Oakland Branch. Manufacturers and Dealers in Doors, Windows, Blinds, Weights, Cord, Pulleys, etc. Hardwood Doors and Sash a Specialty. Telephone 169.

OAKLAND SASH AND DOOR CO., 671 and 673 Broadway, Cor. Third St. Kiln dried Redwood Doors, Hardwood Doors and Sash, Windows, Weights and Cords. Estimates given. Factory, First and Broadway. Telephone 638.

DRAYMAN.

W. H. Parrish, 413 Fourth St. (Successor to Tate & Parrish) Truckman and Expressman. Safe Moving and Heavy Granite Hauling a Specialty. Orders promptly filled at lowest rates. Telephone 234. Residence, 224 12th St.

DRESS GOODS AND FANCY GOODS.

ABRAHAMSON BROS., S. E. Cor. Washington and 13th Sts. Long Distance Telephone 863. Importing Retailers in Dress Goods, Silks, Fancy Goods, Art Goods, Curtains, etc. Agents Hte. Jouvin Kid Gloves. Dressmaking Parlors.

DRUGGISTS.

BOWMAN, H. & CO., Cor. Ninth and Broadway. We carry a full line of Fine Toilet Requisites, including Brushes of all kinds Combs, Sponges, Manicure Goods, Soaps, Perfumery, etc.; also Electric Batteries, Trusses, etc.

GARRETT & TAGGART, 1201 Broadway, Cor. 14th St. This drug store is known as the *Central Pharmacy*, and the main electric and cable roads pass its doors. Proprietors of the celebrated Japanese Sachets and Neroli Cologne.

HENDERSON & GRAHAM, Cor. Tenth and Washington Sts. This pharmacy is centrally located under Hotel Crellin. Special agents for Lloyd's Eclectic Remedies. Special care given to filling Physicians' Prescriptions accurately.

KIRKLAND & TROWBRIDGE, Cor. Tenth St. and Broadway. Popular Price Druggists. Full line Squibb's Pharmaceuticals, Merck's Chemicals, Physicians' Supplies, Trusses, Shoulder Braces, Batteries, Crutches, Bandages, etc.

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GREENHOOD, MAX & CO., 467 and 469 Fourteenth St. The oldest Dry Goods House in Oakland. Established 1868. Best lighted store in the city. Our goods are selected with especial care and our prices are reasonable.

TAFT AND PENNOYER, 1163, 1165, 1167 Broadway. Importers of Dry Goods, Cloaks and Suitings. Agents for Butterick Patterns and Publications; also for Dent and Centemer's Kid Gloves. Samples sent on application.

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JOYCE, James A., 955, 957, 959 Washington St., and 512 and 514 Ninth St. Pioneer Dry Goods House of Washington St. Importer of the finest lines of Dry and Fancy Goods. House Furnishing Goods, and Cloaks.

O'HALLORAN, T. M. & CO., 1011 Washington St. Importers of Dry and Fancy Goods, Dress Goods, Silks, Velvets, Plushes, Chenille Portieres, Lace Curtains, and Table Linen. Complete assortment of fine Hosiery and Corsets.

SALINGER'S NEW STORES, 1015, 1017, 1019, Washington St. Ladies in need of Dry Goods should not think of purchasing until you have visited our daylight stores where you can see what you are buying, and get lowest prices.

DRY GOODS AND FURNISHING GOODS.

P. FLYNN, 1061 Washington St. Between Eleventh and Twelfth. New and desirable Season Goods always on hand. Immense variety of Dress Goods, Hosiery, Ladies' and Gents' Furnishings and House Furnishing Goods.

EXPRESS COMPANY.

WHITNEY, STANDARD AND OAKLAND TRANSFER Co., 422 9th St., Oakland; 3 Commercial St., San Francisco. Largest Transfer Company on the Coast, operating their own line of steamers between San Francisco and Oakland.

FANCY DRY GOODS AND LACE CURTAINS.

LACE HOUSE, S. W. Cor. Washington and Twelfth Sts. Direct importers Ladies' and Children's Furnishings, Infants' Wear and Lace Curtains. Agents for Siccardi and Maggioni Francesco Kid Gloves and Standard Paper Patterns.

FLOUR MILL.

BAY CITY FLOURING MILLS, Cor. Clay and First Sts. Samm & Westphal, Proprietors. Manufacturers of the Celebrated Bay City Roller Patent Flour. Also dealers in Feed and Meals of all descriptions. Telephone 37.

FRUIT AND PRODUCE.

OAKLAND FRUIT AND PRODUCE CO., 460 and 462 Eleventh St. Frederic Sinclair and Joseph P. Lemoge, Proprietors. Commission Merchants. Wholesale and Retail Dealers in Fruits, Produce, Poultry and Wild Game.

FURNISHERS AND HATTERS.

C. WESTOVER & CO., 1117 and 1119 Broadway. *Specialties:* Perfect-fitting Shirts, Fine Neckwear, Gloves, Underwear, Hosiery, and Latest Styles in Hats, at reasonable prices. Largest stock and best assortment in the city.

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KINSEY, C. W., 462 and 464 Thirteenth St., Bet. Broadway and Washington. Dealer in Fine Furniture, Carpets, Trunks, etc., and General Auctioneer. A full line of Household Goods at Private Sale at Auction Prices.

SCHREIBER FURNITURE CO., 1157-1159 Washington St. Oldest Furniture House in California, Established 1850. You will be agreeably surprised to see our elegant line of Furniture, Carpets and Upholstery Goods. Lowest prices.

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J. L. LYON & SON, N. E. Cor. Fifteenth St. and Broadway. New and Second-hand Household Goods of Every Description. Auction Sales at Private Residences. Storage at Low Rates. Only iron storage house in the city.

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CUSHING, JOHN & SON, S. W. Cor. Fourteenth and Washington Sts. Only the best Staple and Fancy Groceries. Finest Creamery Butter. Agents for the celebrated Paragon Oil Can. We sell you the oil and loan you the can.

DAVIS, GEO. A. J., 919 Washington St., S. W. Cor. Ninth. Telephone 321. Wholesale and Retail Grocer. We furnish our customers with the Best Goods at the Lowest Cash prices. Your orders respectfully solicited.

LEVIN BROS., S. W. Cor. Tenth and Washington Sts. We do a strictly cash business. We have a wholesale house and a retail store in San Francisco. We keep only first-class goods, and sell cheaper than any other store in Oakland.

PHELAN & FISH, 466 to 472 Eleventh St. Wholesale and Retail Grocers. This is one of the largest houses of the kind on the Coast, handling about one hundred tons of goods per week, and supplying 20,000 people with groceries.

SCHULZE, MAX C., 911 and 913 Washington St. Importer of and dealer in Groceries, Tea and Coffee, Delicacies, Smoked and Spiced Fish, Dairy Produce and Lunch Supplies. Wood and Willow Ware. Telephone 563.

TORREY, WHITMAN & GARDINER, 461 and 463 Eleventh St., near Broadway. Wholesale and Retail Dealers in Staple and Fancy Groceries. Goods delivered free to all parts of Oakland and Berkeley. Telephone 116.

HARDWARE.

EVERSON, WALKER & SMITH, Cor. Ninth and Broadway.
Full assortment of Builders' Hardware,
Blacksmiths' Supplies, Cutlery, Garden Tools,
Hose and Family Hardware.

MAXWELL, C. L. & SONS, 1164 and 1166 Washington St., and 481 Fourteenth St. Importers of and dealers in Builder's Hardware and Fine Cutlery. Mechanics' Tools a Specialty. Telephone 149.

PIERCE HARDWARE CO., 971 Broadway and 457-461 Tenth St. Dealers in Fine Builders' Hardware, Cutlery, Lawn Mowers, Garden Hose, etc. Agents for National Cash Register and Victor Bicycles. Telephone 22.

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R. J. BEEBY, 1064 and 1066 Broadway. Manufacturer and dealer in Fine Carriages, Harness, Saddles, Whips, Horse Clothing, Lap Robes, Horse Boots, and Turf Goods. Harness Cleaned, Oiled and Repaired.

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A. BOUDREAU, 469 Ninth St., Between Broadway and Washington. Harness Maker and Dealer in Saddles, Bridles, Whips and Horse Clothing. Harness Made and Repaired. All work neatly done on short notice.

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J. T. MORAN, 1017 and 1019 Broadway. Importer of Men's and Boys' Clothing, Gents' Furnishing Goods, Trunks and Valises. Merchant Tailoring Department. Hat Department. Best Stock of Goods in Oakland.

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OAKLAND HOSPITAL AND HOTEL FOR INVALIDS, Twelfth St., Bet. Jackson and Madison. E. H. Woolsey, M. D., Proprietor. This is a private Hospital occupying an entire block, easily reached by local trains.

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HOTEL ALBANY, N. E. Cor. Fifteenth St. and Broadway. F. A. Wilder, Proprietor. This Hotel has been renovated and refurnished and is now one of the leading hotels of Oakland. Special accommodations for Commercial Travelers.

HOTEL CRELLIN, N. W. Cor. Tenth and Washington Sts. This Hotel is situated in the central part of the city, cable and electric cars passing the door. It is under new management, and everything is new and first-class.

HOTEL METROPOLE, Thirteenth and Jefferson Sts. W. L. Veazie, Proprietor; Col. W. H. O'Brien, Manager. Strictly First-class. All modern improvements. Electric Lights and Elevator. Hot and cold water in each room.

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H. SCHELLHAAS, 404 to 416 Eleventh St. Dealer in all grades of Household Goods, Parlor, Dining and Bedroom Suits. Choice line of Carpets, Oilcloths and Matting. New Ranges on hand at all times. Please give us a call.

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OAKLAND IRON WORKS, Second and Jefferson Sts. Manufacturers of Stationary and Marine Engines and Boilers. Refrigerating Machines for Breweries, etc. Largest Machine Shop, Foundry and Pattern Shop in Oakland.

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BECKWITH, JOHN A., 960 Broadway, Bet. 9th and 10th.
Manchester Assurance Co., Organized 1824, Capital \$7,500,000;
Caledonian Insurance Co., " 1805, " \$2,250,000;
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HARTFORD FIRE INSURANCE CO., of Hartford, Conn.,
Strong & Co., Agents, 460 Ninth St. Organized 1794.
Oldest Insurance Co. in Hartford. Cash Assets, \$7,109,-
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MEESE, EDWIN, 907 Washington St. Alameda County.
Agent for the North German Fire Insurance Co. of
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Telephone 537.

NEW ZEALAND INSURANCE CO., 902 Broadway.
A. G. Davis, Manager Alameda and Contra Costa
Counties' Branch. Capital \$5,000,000. Real Estate in
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JEWELER.

R. W. EDWARDS, 963 Broadway. Importer of Diamonds
Jewelry. Silverware, Clocks and Watches. Engraving
Artistically Executed and Jewelry Repaired. We make a
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CONTRA COSTA LAUNDRY, Cor. Fourteenth and Kirkham
Sts. The Largest and Best Equipped Laundry on the Pa-
cific Coast. Telephone 489. Oakland Office, 867 Broadway.
San Francisco Office, 56 Sacramento St.

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DWIGHT WAY LOAN AND INVESTMENT CO., Berkeley,
Cal. J. C. McMullen, President; V. D. Moody, Vice Pres-
ident; R. I. McMullen, Assistant Secretary. Capital
\$100,000.

LUMBER COMPANIES.

OAKLAND LUMBER CO., 417 First St., Bet. Broadway
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Redwood and Puget Sound Pine, R. R. Ties, Shingles,
Lath, Lime, Plaster, etc. Bills cut and shipped to order.

PUGET SOUND LUMBER CO., First and Washington Sts.
G. W. Fisher, Manager. Wholesale and Retail Dealers in
Pine and Redwood Lumber, Shingles, Stakes, Laths, etc.
Cargoes cut to order. Telephone 176.

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SCOVILLE IRON WORKS, Cor. Second and Brush Sts.
Ives Scoville, Prop. All kinds of Machinery made to order.
Marine and Stationary Engines, Mining, and Dredging
Machinery. Jobbing done with neatness and dispatch.

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EGERT & MESPLOU, N. W. Cor. Eleventh and Clay Sts.
Dealers in Choice Fresh Meat of all kinds. Goods deliv-
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SAMSON, MARTIN M., 477 Eleventh St. Only market in
Oakland owning its Slaughterhouse. Particular attention
to Hotels, Restaurants, and Vessels. Sells 20 per cent
cheaper than other Oakland Markets. Telephone 131.

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C. ISAACS, 868 Washington St., Bet. Seventh and Eighth Sts. The Elite Men's Furnishings, Neckwear, Hosiery, Valises, Bags, etc. The Best \$1.00 shirt on earth.

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BROWN & MCKINNON, 1018 Broadway. Established 1877. The Oldest and Best House of the kind in Oakland. We make a specialty of Fine Garments and guarantee a perfect fit in every case.

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LAYMAN, MRS. NETTIE, 955 Broadway, Bet. Ninth and Tenth Sts. Importer of the Latest European Patterns and Novelties in Fine Millinery.

WONDER HAT, FLOWER AND FEATHER STORE, 1213 Broadway and 1214 San Pablo Ave. Branch, 969 Washington St. Latest Styles in Hats, Flowers, Feathers, Trimmings, at Lowest Prices. Hats trimmed to order.

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BURNHAM-STANDEFORD CO., Washington and First Sts. Oakland Planing Mills. Sugar Pine, Cedar and Black Walnut Lumber for Sale. Estimates given on all kinds of Mill Work and Wood Working. Telephone 330.

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W. M. WATSON & CO., 1006 and 1008 Washington St.
J. H. O'BRIEN, W. M. WATSON.
Wholesale Dealers in Pure California Wines, Brandies, Kentucky Whiskies, and all other kinds of Liquors.

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CLARK WISE & BRO., 1108 Broadway. Chickering, Blasius and Other Pianos. Martin and Warren Guitars, and the Celebrated Imperial Professional Banjos. Largest Stock of Music and Music Books in the city.

NEWSPAPERS.

OAKLAND ENQUIRER, 10th St. near Broadway. The *Enquirer* is the leading paper of Oakland. In connection with the newspaper, the *Enquirer* conducts a general Printing and Book Binding business.

OAKLAND JOURNAL, S. W. Cor. Seventh and Webster Sts. Established 1874. The only German Newspaper published in Alameda County. Subscription \$2.50 per year. Advertising at Reasonable Rates. Job Printing a specialty.

OAKLAND TRIBUNE, 413, 415, and 417 Eighth St. The circulation of the *Daily Tribune* is more than double that of any other paper published in Alameda County. The Weekly Tribune is only \$1.50 per year, and has no equal.

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E. G. BUSWELL PAINT CO., 710 to 716 Broadway, Cor. Fourth St. Manufacturers of Mixed Paints and Colors. Also dealers in Paints, Oils, Glass, Wall Paper, etc. Sample card of colors or samples of Wall Paper sent free.

FARWELL F. M. & SONS, 1012 Broadway. Paints, Oils, Varnishes, Brushes, Wall Paper, etc. Agents Heath & Milligan's Mixed Paints and Colors; Senour's Floor Paint, Hulter & Valentine's Varnishes, House, Sign, and Ornamental Painting, Paper Hanging and Glazing.

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KOHLER & CHASE, 1013 Broadway. Our warerooms are fully stocked with Pianos, Organs, Musical Instruments of all kinds, Sheet Music and Musical Merchandise. Prices the lowest on the Coast; equal to the best Eastern figures.

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HALLAHAN BROS., 1020 Broadway. California's luxuriance of fruits and all good things renders Californians a critical people in things pertaining to the table. Here the most fastidious epicure will delight in the profusion of good things served in elegant style at popular prices.

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BARRE & CANNON, 468 Tenth Street. Successors to Will H. Burrall. Real Estate Agents. Notary Public. Houses Rented, Rents Collected, Loans Negotiated, Appraisements made. Property attended to in absence of owners.

BENEDICT & CO., 457 Ninth St. We make a specialty of negotiating loans and exchanging properties in connection with our old established department of House Renting and Collection Agency. A Notary Public always in our office.

BENHAM & THOMAS, 465 Ninth St. Real Estate and Investment Brokers, Stock Ranches, Fruit Farms, Timber Lands, Business and Residence Property for sale or exchange. Reference, First National Bank of Oakland.

BREED, A. H., & CO., 460 Ninth St. Real Estate Brokers and Publishers of the *Alameda County Real Estate Review*, only Real Estate and Financial Paper published in this county. Choice Residence and Business Property always on hand.

CAMERON, HUGH M., 479 Ninth St. Cottage Homes on Installments, Fine Residences and Building Sites in central and suburban locations. Ranches for sale and exchange. Special attention to Rents, Insurance, and care of property.

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CONGDON & CAHOON, 907 Broadway. We have a complete list of Improved and Unimproved Real Estate in Oakland and Vicinity. Houses and Lots sold on the Installment Plan. Give us a call or send for Maps.

DENISON, O. I. & CO., 472 Tenth St., Bet. Broadway and Washington. Agents for the Purchase, Sale and Care of Real Estate. Loans Negotiated, Houses Rented, Rents Collected. Notary Public.

DINGEE, WILLIAM J., 460 and 462 Eighth St. A choice variety of City and Suburban property may at all times be found on our books. Houses rented, Loans negotiated.

HERON, E. A., 1050 Broadway, Cor. Eleventh St. Subdivision and development of large bodies of land a specialty. Choice lots on Cable and Electric roads, *street work fully completed*, from \$20 per front foot. Improved and Unimproved Business and Residence Properties.

KOENIG & KROLL, 900 Broadway, Blake & Moffitt Building. Real Estate Brokers, Conveyancers and Notaries Public. Loans Negotiated. Special Attention to Property for Absent Owners, also to Collection of Rents, etc.

LAYMAN, M. J., & CO., 466 Eighth St. General Real Estate Agents and Land Auctioneers. Full charge taken of large tracts of land, subdivided and sold at private and auction sale. The Largest List of Improved and Unimproved Property of any firm in Alameda County.

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MOSS, J. W., 958 Broadway, Bet. Ninth and Tenth. Real Estate Agent and Notary Public. Money to Loan, Houses Rented, Rents Collected. Personal attention given to the care of property for absent owners.

MYERS, J. S., 1002 Broadway. Select lots in and adjacent to the city, Bargains, and on easy terms. Special inducements to Eastern parties seeking investments. Houses Rented, Sold, and Exchanged. Care of property solicited.

PRATT & CO., 459 Ninth St. Real Estate Agents. Exchanges a Specialty. Eden Park Tract. Gem Tract. Lots sold on Monthly Payments. We exchange California property for property in any State in the Union.

RILEY, J. C., 466 Tenth St., Between Broadway and Washington. Real Estate Investments and Insurance. Telephone 559.

SALSBURY & CAMPBELL (A. Campbell, L. L. Salsbury, Notary Public) 460 Ninth St. Land Owners and Insurance Agents. Tracts subdivided, and lots sold on payments of \$5.00 to \$25 per month. Money Loaned.

SMITH, FRANK N., 454 Ninth St. Real Estate Investments. Special attention given to Subdivision of Large Tracts. Correspondence solicited. Notary Public. Agent for "Boulevard Heights," the "Nob Hill" of Oakland.

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GURNEY REFRIGERATING AND MILLING CO., 654 Washington St. Manufacturers and Jobbers of all kinds of Refrigerators, Cold Storage Warehouses, Refrigerators for Vessels, Refrigerator Cars, Cooling Rooms, etc.

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SARSFIELD'S SANITARIUM, N. W. Cor. 12th and Filbert Sts. Specialist in diseases of the Blood, Cancer, Skin Diseases, Hip Disease, White Swelling, Ulcers, and Diseases of the Rectum. Send for Circular of Testimonials.

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STOVES AND RANGES.

SANFORD, O. M., 1465 San Pablo Ave. Plumbing and Tinning. Manufacturer of Tin, Copper and Sheet Iron Ware. Metal Roofing done in the best manner. Jobbing promptly attended to. Sole Agent Union Hub Range.

SHEAR, CHAS. B., N. E. Cor. Tenth and Washington Sts. Full Line of the Best Coal and Gas Stoves in the market. Complete Stock of Agate Iron Ware, Tin Ware, etc. We do a General Plumbing and Tinning Business.

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DAM, CLEVE L., 1172 Broadway, Macdonough Building, Carries a complete line of Imported Worsteds, Cheviots, Tweeds, etc., and does absolutely first-class work. He should receive the patronage of the people of Oakland.

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T. DAHL & CO., 558 Seventh St. Manufacturers of awnings, Tents, and Flags; also Horse, Wagon, and Merchandise Covers. Yacht Sails made and repaired. Floor Covers and Sidewalk Canopies for rent.

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DR. G. W. STIMPSON, Office and Hospital Nineteenth St. Near San Pablo Ave. Veterinary Surgeon. Graduate Ontario Veterinary College, 1883. Three years Assistant State Surgeon of Illinois. Residence 770 Nineteenth St. Hospital telephone, No. 445. Residence telephone, No. 27.

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